

Welcome!

The Brookfield Residential's Concord Naval Weapons Station Open House will begin shortly



Brookfield
Residential

Concord Naval Weapons
Station (CNWS) Project

Brookfield Project Team Introduction



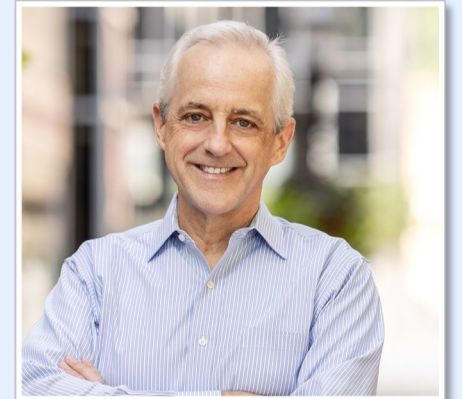
Emily Boyd
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Zoom Webinar Guidelines

How to engage during this virtual event



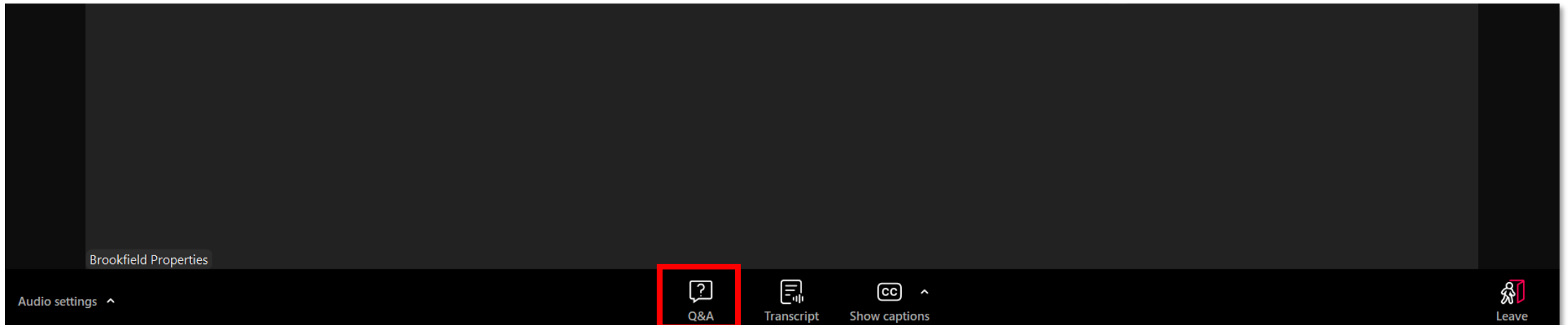
Video/Audio

Please note the camera and microphone features are only enabled for panelists and are muted for webinar attendees. To interact with panelists, you can submit your questions to the Q&A box.



To Ask Questions During the Presentation

Please submit your questions using the Q&A feature on your screen. **The Raise Hand feature is not available for this webinar.**






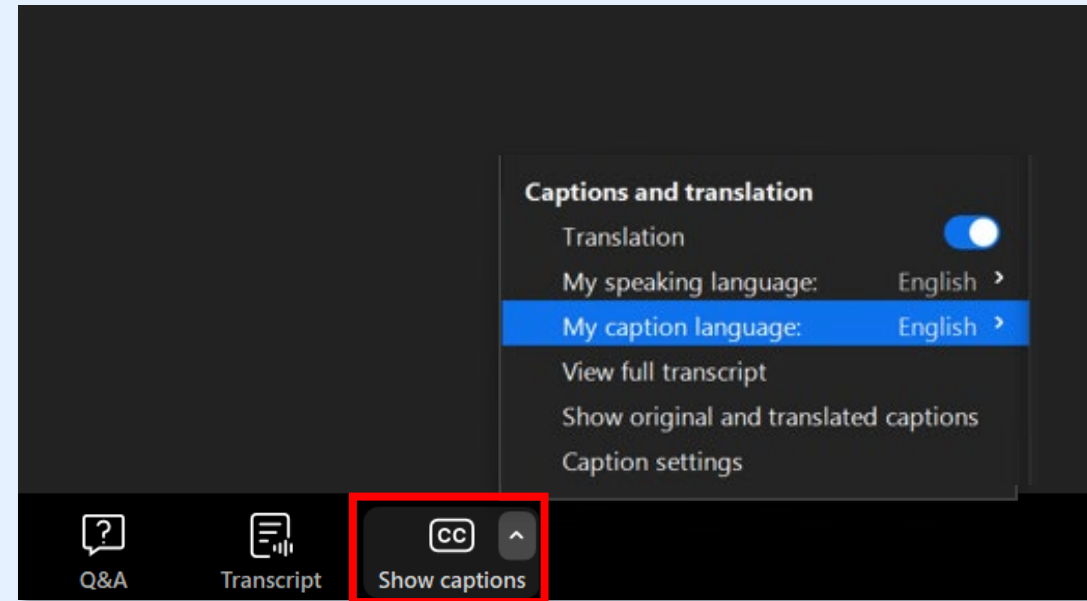
Zoom Webinar Guidelines



Audio Captions

If needed, this feature can be enabled to automatically generate captions during the webinar.

- Click on the “Show captions” icon at the bottom of your screen 
- Click the up-arrow  icon
- Turn on “Translation” 
- English is the default language
- For translated captions, click on “My caption language” and select your preferred language from the list



Agenda

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Project Overview



Concord Naval Weapons Station (CNWS) Project Overview

Bringing Concord's vision for a connected and sustainable world-class place to life

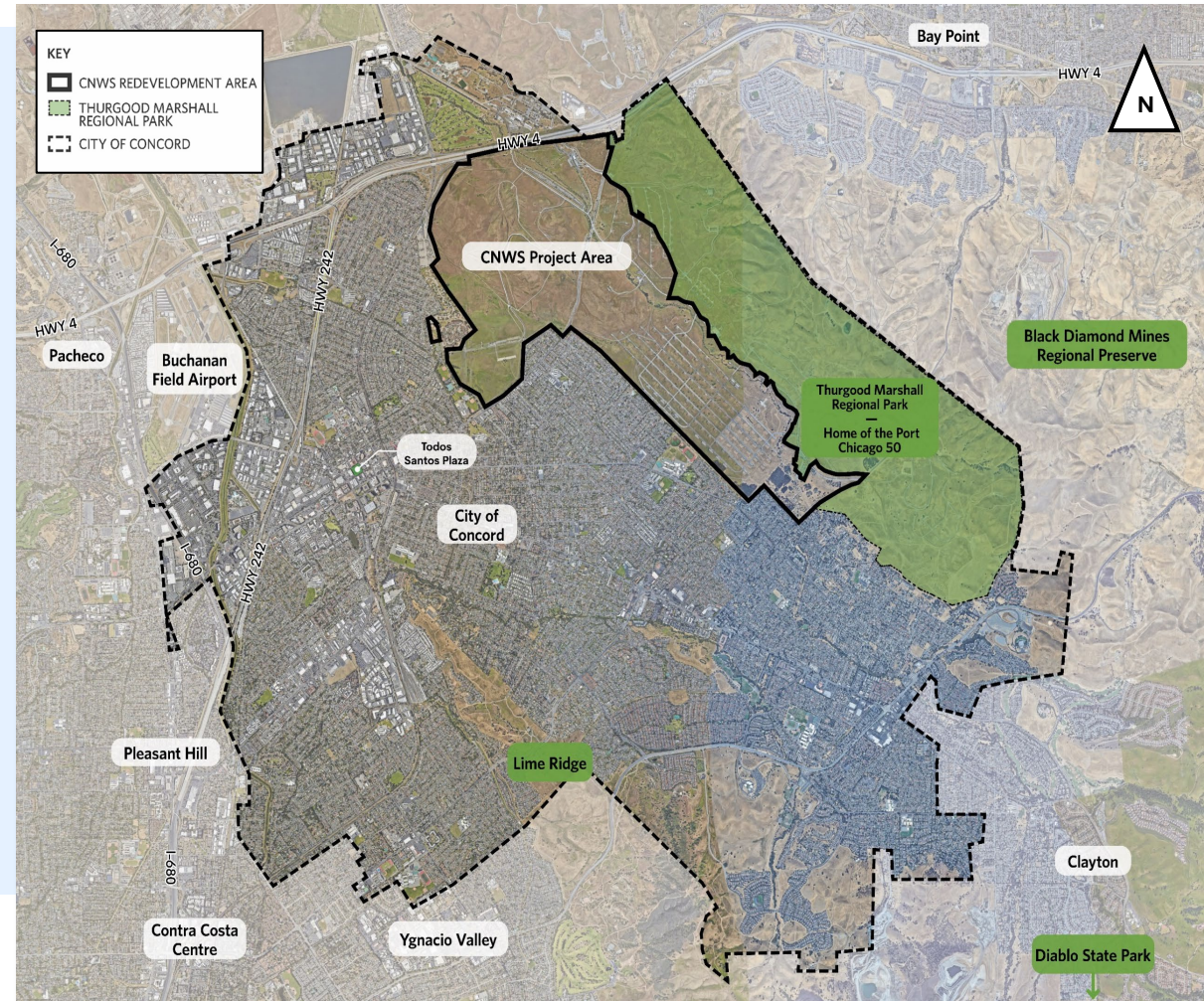
Brookfield Properties was selected as Master Developer for the CNWS project in August 2023.

Since being selected, our project team has:

- ✓ Partnered with the City to determine a development timeline
- ✓ Proposed a Term Sheet that was approved by Concord City Council in March 2024
- ✓ Engaged with local organizations and community members on the future vision for Concord communities

Our project team is made up of industry-leading experts who have the experience to fulfill our commitment to bring the CNWS project to life.

Learn more at our project webpage



CNWS Development Path:

Where We Are Now



Schedule subject to change and approvals.

Key CNWS Development Components

A landscape photograph of a valley with a winding road and a residential area in the distance, overlaid with a blue gradient. The foreground is dominated by tall, dry grasses. A paved road curves through the middle ground, leading towards a cluster of houses in the background. The sky is a clear, light blue.

CNWS Land Conveyance Components

Component	Navy Land Ownership	Disposition and Development Agreement (DDA)
Definition	<ul style="list-style-type: none"> Navy owns the former CNWS land and has options on how to dispose of it under federal law Economic Development Conveyance (EDC): sets the terms for transfer of the EDC property by the U.S. Navy to the LRA. 	<ul style="list-style-type: none"> Agreement stating Brookfield will develop the property in accordance with DDA components, including schedule milestones.
Final Approval	<div data-bbox="800 1025 1059 1146" style="border: 1px solid #0056b3; border-radius: 10px; background-color: #0056b3; color: white; padding: 10px; display: inline-block;">Navy</div>	<div data-bbox="1854 1025 2114 1146" style="border: 1px solid #0056b3; border-radius: 10px; background-color: #0056b3; color: white; padding: 10px; display: inline-block;">LRA</div>
Status	In Progress	In Progress

CNWS Development Components

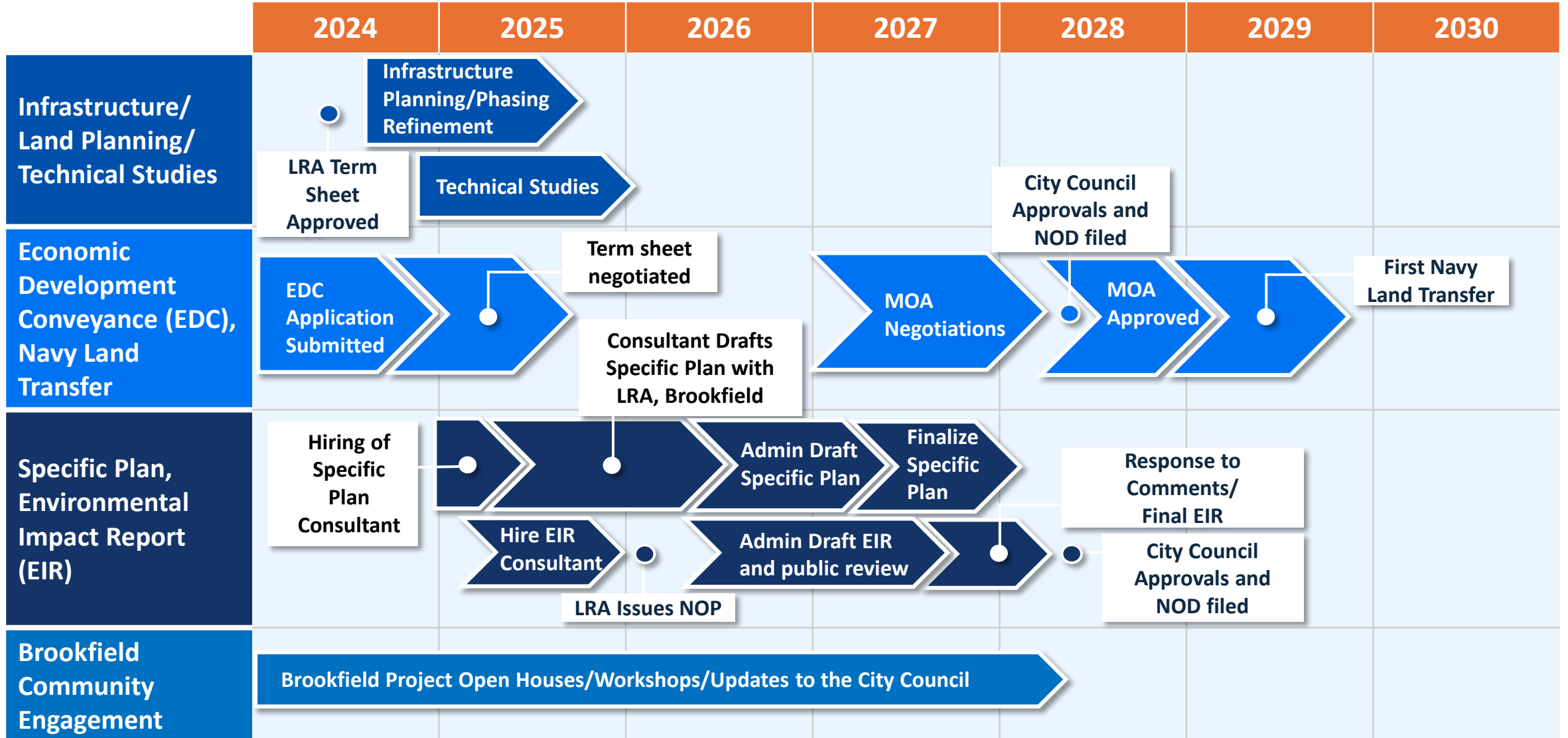
Component	Environmental Impact Report (EIR)	Specific Plan	Development Agreement (DA)
Definition	<ul style="list-style-type: none"> A report that analyzes impacts of the project and potential mitigations. 	<ul style="list-style-type: none"> Detailed standards and implementation requirements prepared by City consultants. 	<ul style="list-style-type: none"> Contract between the City and developer providing vested rights to develop a project over an extended period.
Final Approval	<div data-bbox="484 1028 980 1149" style="background-color: #0056b3; color: white; padding: 10px; border-radius: 10px; display: inline-block;">City of Concord</div>	<div data-bbox="1159 1028 1656 1149" style="background-color: #0056b3; color: white; padding: 10px; border-radius: 10px; display: inline-block;">City of Concord</div>	<div data-bbox="1898 1028 2395 1149" style="background-color: #0056b3; color: white; padding: 10px; border-radius: 10px; display: inline-block;">City of Concord</div>
Status	Starting in 2025	Starting in 2025	In Progress

CNWS Development Process



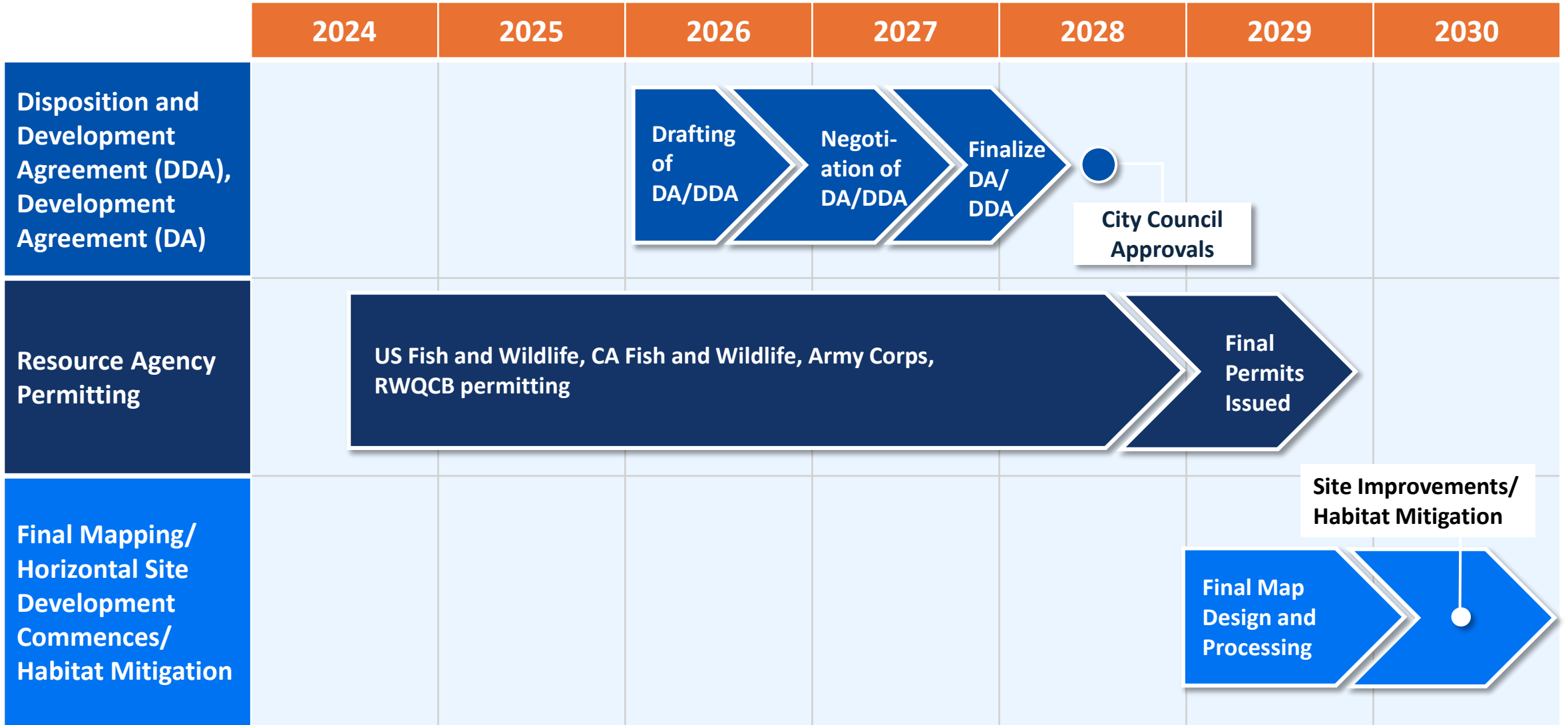
Entitlement/EDC Conveyance Process

Schedule subject to change and approvals.



Entitlement/EDC Conveyance Process

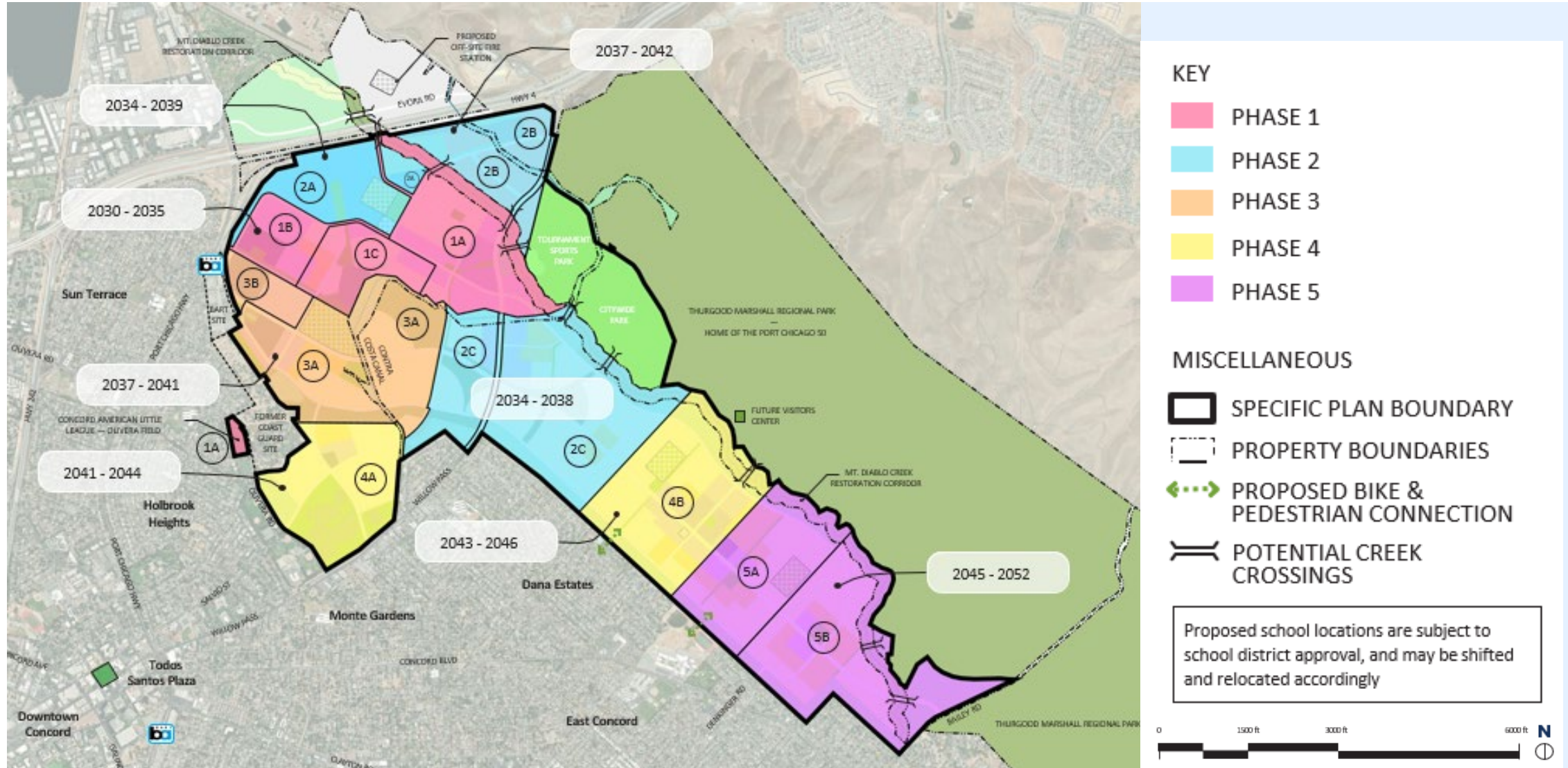
Schedule subject to change and approvals.



Brookfield Residential's Conceptual Phasing Plan



Brookfield Residential's Conceptual Phasing Plan



Map for illustrative purposes, subject to change.
 Rough estimate of timing based on buildout projection.

2024 Community Engagement



2024 Community Engagement

The Brookfield Properties' team has been engaging with community member and local organizations throughout 2024.

- **Community Engagement has included:**

- June Open House
- September Topic-Specific Community Workshop on Parks & Open Space
- Meetings with local stakeholders, community organizations and groups

- **During June's Open House participants were asked to rank project topics they were most interested in learning more about**

Top project topics of interest included:

- 1 Traffic/connectivity
- 2 Affordable housing
- 3 Parks, trails and open space

- **During September's community workshop participants provided feedback on what they were most excited incorporated in future parks and open space**

Feedback included:

- Passive activation: Trails and access to EBRPD, dog parks, biking trails
- Sustainability: water conservation, creating habitats, native landscaping
- Recreation & Programming: Water features, pickleball, event spaces, playgrounds
- Accessibility

Community Engagement Next Steps

We look forward to hosting future opportunities to discuss the CNWS Project, share progress and updates and engage with the Concord Community.

- 1 Prepare for the next engagement events:
 - Q1 2025 Topic-Specific Workshop
 - Q2 2025 In-Person Open House
- 2 Continue to share project updates and progress through our monthly Eblasts and concordbproject.com.



Brookfield's June Open House

Q&A



Thank you for your time!
The Future is Bright.

We'd love to hear from you!



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